

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**MAY 26, 2015**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2015 through 1/2016</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Howard Elfman, Chair	P	4	0
Chad Thilborger, Vice Chair	P	2	2
Paul Dooley	P	4	0
Joan Hinton	P	3	1
Patrick McGee	P	4	0
Lakhi Mohnani	P	4	0
Howard Nelson [arrived 9:17]	P	4	0

**Alternates:**

PJ Espinal	A	0	4
Joshua Miron	A	0	4
Robert Smith	A	3	1

**Staff Present**

Richard Guiffreda, Board Attorney  
Bruce Jolly, Board Attorney  
Peggy Burks, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Secretary, Code Enforcement Board  
Deanna Bojman, Clerk III  
Porshia Goldwire, Administrative Aide  
Annmarie Lopez, Project Specialist  
Alexandria Gill, Project Specialist  
Robert Masula, Building Inspector  
Leroy Jones, Building Inspector  
George Oliva, Building Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE14121618: John Wilkes, owner's attorney; Sylvia Baldini, owner  
CE14080903: Andree Theresa Greene, owner

CE15041074: Eric Joseph Herbst, owner  
CE15040668: Jay Saelinger, general contractor, Michael Mann, General Manager  
CE14051847: David Navarro, owner  
CE14060442: Arthur James Williams Jr., new owner  
CE14031442: Dennis Brooks, owner  
CE13091180: Kimberly Myrna McClam, owner's granddaughter  
CE14060438; CE15021032: Tzfania Bensaadon, contractor  
CE15010524: Sarah Bilia, owner  
CE14031887: Gary Ansley, contractor  
CE13030518: Brian Ira Bullock, architect; Brian Frank Keenan, owner  
CE13071954: Alfred Anthony Phillip Green, owner's husband  
CE15041070: Marcello DiMaria, owner  
CE13060564: Jonathan Sela, owner's uncle  
CE15041034: William Derrer, owner  
CE14121502: Scott Mulheron, contractor  
CE14021838: Judith Cheek Baker, owner  
CE14071684: Doug Green, property manager  
CE14110923: Fred Sander, owner  
CE14051440: Vanel Alladin, owner  
CE14091251: Bruce Edward Probst, neighbor  
CE14101440: Jose Gonzalez, owner  
CE15041072: Scott Duval, owner  
CE15031497: Michael Brockner, owner  
CE15010678: Scott Matthew Mello, owner's representative  
CE14121723: M. Ross Shulmister, attorney; Ashley Paige Goodwin, owner  
CE15040200: Mario Gutierrez, owner  
CE14091628: Robert Shearan, attorney  
CE14120559: Elizabeth Melamed, owner's representative; Roy Shriki, owner  
CE14010952: Kenneth W. Mohrmann, Association President

[The meeting was called to order at 9:08 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE14031887**

1140 Northwest 4 Avenue  
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits were ready to be issued and recommended a 28-day extension.

Gary Ansley, contractor, informed the Board that the owner had changed the design to build a mother-in-law suite. The owner was still working with an architect and the revisions would be submitted when they were ready.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14121723**

2879 Northeast 28 Street  
NOLAN, GERALD N

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits had been resubmitted with corrections on 5/22/15 and recommended a 63-day extension.

M. Ross Shulmister, attorney, said this was a major project and stated they would appreciate the extension.

**Motion** made by Mr. Thilborger seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13091180**

833 Northwest 19 Avenue  
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity yet.

Kimberly Myrna McClam, the deceased owner's granddaughter, explained she was still working to get the property ownership transferred to the grandchildren.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Nelson arrived at 9:17.

**Case: CE14091251**

1736 Southeast 14 Street  
VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been submitted on 5/22/15 and recommended a 63-day extension.

Bruce Edward Probst, adjacent property owner, described his attempts to get something done about the property and said the problem had existed for three-and-a-half years. He said there were electrical outlets on the old dock that had not been removed and requested the Board grant no more extensions.

Inspector Masula confirmed there was no fence permit application and noted there was no electric service to the property. He had spoken to the property owner and informed him that a permit was needed for the fence or it must be removed.

Mr. Nelson wanted to set the case for a Massey hearing in 28 days.

**Motion** made by Mr. McGee, seconded by Mr. Nelson, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Dooley, Mr. Thilborger, Mr. Nelson and Chair Elfman opposed.

**Case: CE13071954**

1217 Northwest 18 Avenue  
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$200.

George Oliva, Building Inspector, said there had been no progress; an application had been resubmitted but kept failing review. He and recommended a 28-day extension for the owner to show progress.

Alfred Anthony Phillip Green, the owner's husband, said he was trying to locate the air conditioning contractor and he had submitted two sets of air conditioner drawings to the

City. He stated he was having all plans redrawn by an engineer and they would be submitted as soon as he received them.

Chair Elfman reminded Mr. Green that the Board had first heard the case a year ago and Mr. Green replied that he had difficulty getting in touch with the architect.

Inspector Oliva stated there were two issues: the case had gone on too long and the property was occupied with unpermitted electrical work. He pointed out that the new Building Code would take effect on June 30 and any permit issued after that would need to comply with the new code.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a roll call vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

**Case: CE14091628**  
5420 Northeast 22 Terrace  
LONGVIEW HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed walk-through and not been picked up for corrections.

Robert Shearan, attorney for the owner, said he was unaware the permit application failed. He said they had hired a new air conditioning contractor who informed him all the work would be completed by the end of the week. Inspector Masula looked the case up in the computer and said the application needed energy and load calculations, as well as specifications for the units' tie-downs.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13030518**  
1215 Seminole Drive  
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application and all sub-permits had been submitted on 5/20/15 and were in plan review. He recommended a 63-day extension.

Brian Frank Keenan, owner, stated he was afraid he was being fined for something that was beyond his control.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060442**

727 Northwest 17 Street  
U S BANK NA TRUSTEE  
NEW OWNER: DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been submitted and recommended a 63-day extension.

Arthur James Williams Jr., the new owner, confirmed the permit applications had been submitted.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051440**

1663 Northwest 15 Terrace  
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$270 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported two permit applications had been submitted at the beginning of the year but there had been no other progress and he did not recommend another extension.

Vanel Alladin, owner, explained what had transpired with his contractor and architect and his financial difficulties.

Inspector Oliva said the permit applications had not passed inspection because the window application required the NOA and also needed a shutter application. He said the Police had gotten involved because someone had taken Mr. Alladin's money and never done the work.

Mr. Nelson asked staff to help Mr. Alladin get information and possible assistance from the City.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14110923**

1640 Northeast 60 Street  
SANDER, FREDERICK LEE

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans were picked up for corrections on May 22 and the owner had requested a 63-day extension.

Frederick Sander, owner, said he was trying to build a storage shed on the property. He had submitted the drawings from an architect but the permit application had been returned because the windows lacked an NOA. He subsequently purchased impact windows for the shed and resubmitted the revised plans.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Jolly arrived at 9:45 and took Mr. Guiffreda's place on the dais

**Case: CE14120559**

200 S Birch Rd # 1111  
SHRIKI, ROY

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, had met with the condo owner and contractor, who informed him they were preparing plans to submit for permits.

Elizabeth Melamed, the owner's representative, said the electrician indicated it would take two to three weeks to schedule a walk-through. She requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE14101440**

2000 Southwest 4 Avenue  
J R MANAGEMENT GROUP LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit application was in process and recommended a 63-day extension.

**Motion** made by Mr. McGee, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15021032**

3209 Northeast 42 Court  
SQUARE HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits were issued and active. He recommended a 154-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Hinton, to grant a 182-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE14060438**

930 Northwest 14 Street  
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14, amended to 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported that after the last hearing, the owner had called for an inspection on May 22 but had not applied for the other permits. The



electrical inspection had failed because the application lacked load calculations and amperage.

Tzfanía Bensaadon, contractor, described work they had done and stated all inspections had been passed. Inspector Oliva stated electrical calculations were needed and GFIs in the countertops must be replaced, which required plumbing and electrical permits.

Mr. Bensaadon said the electrician had informed him that the property had passed all inspections. Inspector Oliva explained that the property manager, who had attended previous meeting, had been informed of the work that required permits.

Mr. Bensaadon said the kitchen and bathrooms were original. He assured Mr. Nelson that no electrical work had been done; the original electrical box was located above the sink behind the kitchen counter. He said the plumbing had not been altered.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Elfman opposed.

**Case: CE13060564**

1339 Northeast 14 Avenue  
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported zoning had approved the permit application with the two-inch encroachment and the permit was ready to be issued.

Jonathan Sela, the owner's uncle, requested 91 days to pick up the permit.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14121502**

1437 Northwest 4 Avenue  
FISHER, LARRY A JR

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported no permit application had been submitted yet.

Scott Mulheron, contractor, said he was seeking an NOA for the windows and had an engineer working on wind load calculations and water infusion infiltration. Inspector Oliva stated the NOA for the windows was available from the Miami-Dade website.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14071684**

1608 Southwest 10 Court  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported no permits had been issued and the property was vacant.

Doug Green, property manager, said they had hired Aruba Services and they were waiting for SOFREI to send the funds from Canada to start on the permits. He confirmed the property was vacant.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE14021838**

1448 Southeast 13 Street  
BAKER, MICKEY & JUDITH CHURCH

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit applications had been submitted and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051847**

708 Southwest 24 Avenue  
707 SEYBOLD LLC

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and recommended a 119-day extension.

David Navarro, owner, said an inspection was scheduled in one hour.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 119-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031442**

801 Southeast 18 Street  
BROOKS, DENNIS H & THO T

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress.

Dennis Brooks, owner, reminded the Board that his original contractor had died and he had found a new contractor, pulled a roofing permit and closed it. He described the difficulty he had applying for the air conditioner permit because the model specified on his application no longer existed. Mr. Brooks stated his architect was working on the plans for the kitchen and bathrooms.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The board took a brief break.

**Case: CE15040668**

619 N Ft. Lauderdale Beach Boulevard  
SEA CLUB OCEAN RESORT HOTEL INC.

Certified mail sent to the owner was accepted on 5/15/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A CONCRETE BLOCK WALL, WINDOWS,  
RAILING AND OTHER REMODELING WORK WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Jay Saelinger, general contractor, requested 90 days to pull the permit. He said the wall had been built under the supervision of an engineer.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 8/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15040200**

4100 Galt Ocean Drive # 610  
GUTIERREZ, MARIO & SILVANA

Certified mail sent to the owner was accepted on 5/15/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE  
INTERIOR DEMOLITION AND RENOVATION WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH PLUMBING  
WORK BEING PERFORMED WITHOUT THE REQUIRED PERMIT  
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH ELECTRICAL WORK BEING PERFORMED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS CONDO UNIT HAS BEEN ALTERED WITH MECHANICAL WORK BEING PERFORMED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. He confirmed a Stop Work Order had been posted on the property.

Mario Gutierrez, owner, said he had the additional documentation Inspector Masula had requested. He said they had begun the demolition, but work had stopped after he had been informed work must cease until the permits were issued. Inspector Masula confirmed that the demolition permit had not been issued.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15041034**

1404 Southeast 9 Street  
W D INVESTMENTS LLC

Certified mail sent to the registered agent was accepted on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE POOL WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT A PERMIT. THERE ARE ALSO LIFE SAFETY VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN

APPROVED.

1. ELECTRICAL PERMIT #05090459 (EPOOL/SPAR)
2. BUILDING PERMIT #05090454 (BPOOL/SPAR)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also requested the electricity be turned off at the breaker. Inspector Oliva reported the property owner had been present earlier but had left the meeting to go to the Building Department to renew the permit.

Mr. Jolly informed the Board that the Board could not order the owner to turn off power. Ms. Hasan said there was a section in 162 that magistrate or boards had the ability to order "such relief to bring the property in to compliance." Mr. Nelson was concerned that the Board could not confirm compliance with such an order until their next meeting.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 6/23/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0. The Board strongly suggested the owner cut electrical power at the breaker until a permit was issued.

**Case: CE14121618**

9 Harborage Isle Drive  
BALDINI, SYLVIA

Certified mail sent to the owner was accepted on 5/16/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE  
POOL WAS FINISHED. TODAY THEY REMAIN WORK WITHOUT  
PERMITS. ALSO, THEY ARE LIFE SAFETY VIOLATIONS  
BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALLED  
AND THE CHILD BARRIERS HAVE NOT BEEN  
APPROVED.

1. ELECTRICAL PERMIT #11090847 Epool
2. PLUMBING PERMIT #11070846 Ppool
3. BUILDING PERMIT #11070841 Bpool

4. BUILDING PERMIT #11011633 Bpaven
5. ELECTRICAL PERMIT #11011632 Epool
6. PLUMBING PERMIT #11011631 Ppool
7. BUILDING PERMIT #11011596 Bpool

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the owner had already agreed to turn off power to the pool light. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

John Wilkes, attorney for the owner, confirmed the building was not occupied. He said seven permits had expired and the contractor was no longer in business. The owner needed plans to submit for the permits. Mr. Wilkes stated the pool did have a filtration system and a fence and the owner would turn off the light until the permit was pulled.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Nelson acknowledged the owner would turn the lights off to the pool immediately.

Mr. Mohnani left the dais temporarily at 11:00.

**Case: CE15041070**

1333 Northeast 15 Avenue  
SPORN, KENNETH F &  
DIMARIA, MARCELLO

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE  
POOL WAS FINISHED AND TODAY IT REMAINS WORK  
WITHOUT A PERMIT. THERE ARE ALSO LIFE SAFETY  
VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT  
BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN  
APPROVED.

1. ELECTRICAL PERMIT #04120155 (EPOOL/SPAR)
2. BUILDING PERMIT #04120152 (BPOOL/SPAR)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also recommended the power to the pool light be cut off at the breaker until the permit was inspected.

Marcello DeMaria, owner, said he thought this had been resolved 10 years ago. He agreed to turn off the electrical power to the pool lights as soon as he could contact the tenant.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Mohnani returned to the dais at 11:07

**Case: CE15031497**

2718 Northeast 21 Terrace  
BROCKNER, MICHAEL

Certified mail sent to the owner was accepted on 5/15/15.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH AN INTERIOR  
RENOVATION WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Michael Brockner, owner, said the application had been in mechanical review for a week.



**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 8/25/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15041074**

614 Southwest 8 Avenue  
HERBST, ERIC J & MYRA E

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE POOL WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT A PERMIT. THEY ARE ALSO LIFE SAFETY VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. ELECTRICAL PERMIT #04051194 (EPOOL/SPAR)
2. PLUMBING PERMIT #04051193 (PPOOL)
3. BUILDING PERMIT #04051192 (BPOOL/SPAR)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also suggested the electric to the pool be shut off at the breaker.

Eric Herbst, owner, said he had spoken with the builder and the original electrical contractor, who informed him that this issue had been taken care of but this was not the case. The electrical contractor had insisted the City had made an error, not he, and pointed out that a Certificate of Occupancy would never have been issued without the sign-off for the permit.

Inspector Oliva said this was a duplex and the other residence had passed inspections but permits for this residence had never been closed.

Mr. Herbst agreed to turn the pool lights off at the breaker until this was resolved.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15010524**

1000 Northeast 6 Street  
LAKES OF BRIDGEWATER LLC

Service was via posting on the property on 5/16/15 and at City Hall on 5/14/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.4.15

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF ALL THE EXTERIOR DOORS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE COMPLETE REMODELING OF THE KITCHEN, THREE FULL BATHROOMS WHICH INCLUDES THE TILE BACKING BOARD IN THE WET AREAS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE COMPLETE RENOVATION OF THE KITCHEN AND THREE FULL BATHROOMS THAT INCLUDES THE REMOVAL AND REPLACEMENT OF ALL THE PLUMBING FIXTURES WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE COMPLETE RENOVATION OF THE KITCHEN AND THREE FULL BATHROOMS THAT INCLUDES THE REMOVAL AND REPLACEMENT OF ALL THE ELECTRICAL DEVICES WITHOUT THE REQUIRED PERMIT AND/ OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Sarah Bilia, owner, said everything was finished and she was awaiting final inspection. Inspector Masula said the final inspection was for the window permit only. She stated they had only changed the window in the kitchen but they had changed the three bathrooms. Mr. Thilborger advised Ms. Bilia to consult with Inspector Masula about work that required permits.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE14110051**

2811 Northeast 57 Street  
DEUTSCHE BANK NATL TR CO TRSTEE  
% FIDELITY/HSBC-NY

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF TWO BATTER PILINGS WITHOUT THE  
REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE FEES THAT MAY APPLY. SCHEDULE AND PASS  
ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL  
REQUIRED PERMITS FOR THIS CODE CASE TO BE FULLY  
COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Inspector Masula confirmed the pilings had been installed without a permit but he could not say when they were installed. Ms. Hasan stated the mortgagee was occupying the property.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 6/23/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Mohnani, Mr. McGee and Mr. Nelson opposed.

**Case: CE15021157**

1424 Northeast 55 Street  
GESTION D E Q INC

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
RE-BUILDING OF A DOCK WITHOUT THE REQUIRED PERMIT  
AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN THE  
REQUIRED PERMIT, SCHEDULE AND PASS THE REQUIRED  
INSPECTIONS, AND PROPERLY CLOSE OUT THE REQUIRED  
PERMIT TO FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Chair Elfman noted that the owners lived outside the country and recommended a longer compliance date. Inspector Masula agree to recommend 63 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-2 with Mr. Mohnani and Mr. Dooley opposed.

**Case: CE14062128**

2740 Southwest 1 Street  
BEANHEAD INVESTMENTS LLC

Certified mail sent to the owner was accepted on 5/13/15.

Leroy Jones, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BUILDING OPENING PROTECTIONS WERE ALTERED BY  
WORK PERFORMED ON THEM WITHOUT OBTAINING THE  
REQUIRED PERMITS.

1. WINDOW A/C'S WERE INSTALLED AND PARTS OF THE  
WINDOWS WERE REMOVED AND COVERED WITH PLYWOOD TO  
ACCOMMODATE THE A/C UNITS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE14111588**

814 Southwest 26 Court  
RANDOLPH, DONNA LE  
BURNS IRREVOCABLE FAM TR

Service was via posting on the property on 5/12/15 and at City Hall on 5/14/15.

Leroy Jones, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.  
REFERRED TO PROPERTY BY FORT LAUDERDALE POLICE.  
THERE ARE UNSAFE CONDITIONS INSIDE THE DWELLING.  
1. THE ELECTRICAL PANEL WAS REMOVED FROM THE SUPPORTING WALL AND IS HANGING BY THE WIRES.  
2. THE ELECTRICAL METER CAN HAS BEEN JUMPED WITH WIRES TO SUPPLY POWER TO THE DWELLING.  
3. DRYWALL IS BEING REPLACED.  
4. PLUMBING WORK IN PROGRESS INSIDE THE BATHROOMS.  
5. A SHED THAT WAS INSTALLED WITHOUT A PERMIT IS IN DISREPAIR. IT MUST BE REPAIRED OR REMOVED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE REAR STORAGE SHED DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC

116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED,  
AND IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE  
TO THE WIND'S UPLIFT.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 6/23/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15040898**

5900 Bayview Drive  
ATALLAH, IHAB

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE  
POOL WAS FINISHED AND TODAY IT REMAINS WORK  
WITHOUT PERMITS. THEY ARE ALSO LIFE SAFETY  
VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT  
BEEN FINALED AND THE CHILD BARRIERS HAVE NOT  
BEEN APPROVED.

1. PLUMBING PERMIT #14010890 (PPOOL)
2. ELECTRICAL PERMIT #14010889 (EPOOL/SPAR)
3. BUILDING PERMIT #14010888 (BPOOL/SPAR)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also recommended the electric to the pool be shut off at the breaker.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15041067**

2816 Northeast 20 Court  
BOSSART, CYNTHIA L

Service was via posting on the property on 5/15/15 and at City Hall on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE POOL WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT A PERMIT. THERE ARE ALSO LIFE SAFETY VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. MECHANICAL PERMIT #08090768 (MDUCT)
2. BUILDING PERMIT #03072131 (BWINDOWS)
3. BUILDING PERMIT #05030721 (BALTR1M)
4. ELECTRICAL PERMIT #05030915 (EPOOL/SPAR)
5. BUILDING PERMIT #05030912 (BPOOL/SPAR)
6. ELECTRICAL PERMIT #06030142 (ERESADD)
7. PLUMBING PERMIT #08070837 (PIPINGREP)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation. He stated the owner had removed the power wires to the breaker for the pool light and the pump. He had also promised to padlock the property. The owner was currently out of town but Inspector Oliva said he would return in three to four weeks.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 8/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15041071**

447 Southwest 5 Avenue  
RIVER TR

Certified mail sent to the owner was accepted on 5/14/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE POOL WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT PERMITS. THERE ARE ALSO A LIFE SAFETY VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. ELECTRICAL PERMIT #04111563 (EPOOL/SPAR)
2. BUILDING PERMIT #04111562 (BPOOL/SPAR)
3. PLUMBING PERMIT #05042727 (PPOOL)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also recommended the electric to the pool be shut off at the breaker.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Mohnani, Mr. Dooley and Mr. Nelson opposed.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to reconsider the Board's previous motion. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.



**Case: CE13101928**

2201 Northwest 23 Lane  
MCGILL, SHERRI

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

George Oliva, Building Inspector, reported the owner had resubmitted the permit applications on 5/8/15. He recommended a 28-day extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14110356**

2612 Barbara Drive  
MONDANI, GLEN H/E  
MONDANI, PENTELOPE

Mr. Dooley recused himself from this case.

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had not taken any action. He recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion failed 0-6.

**Case: CE14080903**

320 Delaware Avenue  
KOHUTH, RUSSELL THOMAS  
%LLOYD H FALK

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for a master permit and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14082139**

1544 Northwest 9 Avenue  
KDE OF FL 1 LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been submitted. The owner had indicated he would remove the tenant but Inspector Oliva had been unable to confirm this. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060528**

1213 Northwest 3 Street  
TOTAL HOUSING INC

This case was first heard on 11/25/14 to comply by 2/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and recommended a 119-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 119-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14070723**

3600 Southwest 21 Street  
CAPITAL DREAM TEAM MORTGAGE  
INVESTMENTS INC.

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the air conditioner permit application had been submitted and recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14071058**

350 Delaware Avenue  
RIUTTANEN, JOHN S

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$5,100.

Leroy Jones, Building Inspector, reported there were no permits issued and the property was occupied. He therefore did not support an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion failed 0-7.

**Case: CE14111174**

1606 Northwest 14 Court  
LOGICORP ENTERPRISES INC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported no permits had been issued and the property was vacant. He recommended no extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 119-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion failed 0-7.

**Case: CE13091177**

3210 Northwest 63 Street  
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14, amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections March 4, 2015 but had not been resubmitted. The owner's girlfriend had indicated she thought the plans had been resubmitted. Inspector Masula had not heard from the owner.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14010952**

200 S Birch Rd  
LEISURE BEACH ASSOCIATION INC.

This case was first heard on 4/28/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the camera permit application was pending plan review. The laundry machine company had informed him they were hiring a mechanical contractor to pull the mechanical permit. Inspector Masula recommended a 63-day extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14010954**

200 S Birch Rd # 309  
WALLACE, LESTER L

This case was first heard on 4/28/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing sub-permit applications had been submitted on May 15, 2015 and he recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14011304**

1737 Northeast 7 Terrace  
CAPITAL INVESTMENTS LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the property had been sold in April. Inspector Masula had spoken to the new owner, who told him he planned to address all the violations. Inspector Masula recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14110272**

1311 Seminole Drive  
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application for a paver deck and dock had failed review and were pending corrections. No Tiki hut permit application had been submitted. Inspector Masula recommended a 63-day extension.

**Motion** made by Mr. McGee, seconded by Mr. Thilborger, to grant a 63-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14111192**

4143 North Ocean Boulevard # 103  
HASSAN, JAMES C &  
HASSAN, A L

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14111609**

545 S Ft. Lauderdale Beach Boulevard 1101  
WISMER, GERALD BRUCE

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner had applied for an electrical demolition permit and recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15010678**

2743 Northeast 15 Street # 8  
FALTINGS, JOHN  
JONES, APHRODITE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits were issued and active and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 182-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15010697**

563 Northeast 15 Avenue  
MARC BEAUDOIN LLC

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical and plumbing sub-permits were issued and active. He recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 182-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15011493**

401 Southwest 4 Avenue # 605  
TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner had applied for the master permit and electrical and plumbing sub-permits and the applications were awaiting pick-up for corrections. The owner's son had asked the contractor to pick the plans up for corrections and asked Inspector Masula for a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15020287**

3233 Northeast 34 Street # 1612  
CRICKETT, JOHN J

This case was first heard on 4/28/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed plan review four times and had not been resubmitted since April 27, 2015.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15030619**

3333 Northeast 33 Street  
GALT II LLC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed review on April 14, 2015 and not been resubmitted. The architect had called on May 19 and stated he was working on corrections.

**Motion** made by Mr. McGee, seconded by Mr. Thilborger, to grant a 91-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

**Case: CE13090364**

3001 North Federal Highway  
MARQUEZ, ALICE  
%NCDI REALTY CORP

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity to address the three illegal sheds.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE14082236**

2811 Northeast 57 Street  
DEUTSCHE BANK NATL TR CO TRSTEE  
%FIDELITY/HSBC-NY

This case was first heard on 1/15/15 to comply by 4/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$4,050 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE14022025**

619 Southwest 20 Terrace  
FIVE TEN FLORIDA IV LLC

This case was first heard on 7/22/14 to comply by 8/26/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the owner had applied for permits in October 2014. The air conditioner permit had been issued but allowed to expire without inspections and other permits had been out for corrections for months. He did not recommend an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 5/27/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.



**Case: CE14050427**

6840 Northwest 31 Way  
MCKEE, STEVEN

This case was first heard on 8/26/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reminded the Board that a Stop Work Order had been posted on the property in May 2014. A permit had been issued for the carport roof. The owner had resubmitted drawings and stated the work was existing. Inspector Oliva had met with a professional designer and City staff regarding this case. He recommended imposition of the fines.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 5/27/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE14051500**

1389 Southwest 24 Avenue  
FIVE TEN FLORIDA III LLC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the air conditioner permit had been issued and the owner had applied for a master permit. He recommended a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051939**

1460 Southwest 24 Court  
SMITH, PIERRE-PAUL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported he had asked the owner to walk through the property but the owner had never allowed it. The owner had indicated earlier in the day that the situation had not changed and Inspector Oliva had informed him he would recommend imposition of the fine. He confirmed the tenants were still occupying the building. Inspector Oliva said he had spoken with the Fire Marshal's office, who indicated they had been trying to talk to the property owner.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 5/27/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE14080757**

1609 Northwest 12 Street  
GILA ROZEN LLC  
NEW OWNER: SIALER, CONRADO

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/15 and would continue to accrue until the property was in compliance.

Leroy Jones, Building Inspector, reported the permits were active and recommended a 180-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 182-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14110464	CE15011799	CE15010466	CE15041055
CE15041059	CE14111158	CE15010716	CE15011828
CE11121644	CE11121644		

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14010950	CE14082287	CE15030672	CE14090738
CE15021250	CE14120486	CE14081341	CE15040922
CE15040962	CE15041063	CE15041069	CE15041072
CE15041073			

There being no further business to come before the Board, the meeting adjourned at 1:14 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.